

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP (797-1101)

**SUBJECT:** Resolution - Plat

Application No., Project Name and Location:

P 6-1-01, Flamingo Plat, 3901 Flamingo Road, Generally located on the west side of Flamingo Road approximately 920 feet north of Orange Drive.

## **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "FLAMINGO PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

## **REPORT IN BRIEF:**

The site area consists of 4,227,711 square feet (97.05 acres) for the proposed development of 85 single family lots. The plat provides for a 100' access opening located 290.00' east of the west limits of the plat with a non-vehicular access line along the remaining portion of the south limits of the site.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

## **CONCURRENCES:**

- The Planning and Zoning Board recommended Subject to staff recommendations (Motion carried: 4-0, Motion By: Ms. Moore, Seconded By: Mr. Waitkus, Mr. Stahl absent).

**RECOMMENDATION(S):** Motion to approve the plat.

**Attachment(s):** Resolution with backup, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT TITLED, "FLAMINGO PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the Flamingo Plat has been approved by the Town Planning and Zoning Board on \_\_\_\_\_, 2001.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as the Flamingo Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

**Application #:** P 6-1-01  
Flamingo Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** October 12, 2001

**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

**APPLICANT INFORMATION**

**Owner**

**Name:** The Epoch Corporation

**Address:** 782 NW 42 Avenue  
Suite 555

**City:** Miami, FL 33126

**Phone:** (305) 445-2800

**Agent**

**Name:** Keith & Ballbe', Inc.

**Address:** 1700 NW 64 Street  
Suite 300

**City:** Fort Lauderdale, FL 33309

**Phone:** (954) 489-9801

**Background Information**

**Application Request:** Approval of the proposed boundary plat.

**Address/Location:** 12901 Orange Drive, Generally located on the west side of Flamingo Road approximately 920' north of Orange Drive.

**Land Use Plan Designation:** Residential (1 du/ac)

**Existing Zoning:** A-1, Agricultural District

**Existing Use:** Vacant

**Proposed Use:** The proposed plat restricts development to 85 single family lots.

**Parcel Size:** 97.05 acres (4,227,711 square feet)

**Surrounding Land Use:**

**North:** (Aitken Ranch)  
**South:** Orange Drive and Flamingo Commons  
**East:** Flamingo Commons and Flamingo Road  
**West:** Imagination Farms East Single Family Development

**Land Use Designation**

**North:** Residential (1 du/ac)  
**South:** Residential (1 du/ac) Commercial  
**East:** Residential (1 du/ac) and Commercial  
**West:** Residential (1 du/ac)

**Surrounding Zoning:**

**North:** RS, Recreation/Open Space  
**South:** A-1, Agricultural District and B-3, Planned Business District  
**East:** Flamingo Road and B-3, Planned Business District  
**West:** E, Estate District

**Zoning History**

**Related Zoning History:** This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

**Previous Request on same property:** None

**Development Plan Details****Development Details:**

The Applicant’s SUBMISSION indicates the following:

1. The site area consists of 4,227,711 square feet (97.05 acres) for the proposed development of 85 single family lots. The plat provides for a 100’ access opening located 290.00’ east of the west limits of the plat with a non-vehicular access line along the remaining portion of the south limits of the site.
2. Drainage for the proposed project will be provided by an on-site lake system. Details of the drainage system will be provided with the site plan submission.

**Summary of Significant Development Review Agency Comments**

The Engineering Department has reviewed the plat, and recommends approval subject to the following requirements:

1. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation, a**

sufficient bond shall be posted with the Town of Davie to secure these improvements:

- a. Construct 10' unpaved equestrian trail along the eastern, southern, and northern plat limits.

### **Applicable Codes and Ordinances**

Land Development Code Section 12-360(B)(1) provides that no application for a building permit for the construction of a principal building on a parcel of land shall be approved unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953.

### **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the Planning Area No. 2 generally includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Nob Hill Road and Pine Island Road. The predominant existing and planned land use is single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 113.

**Broward County Land Use Plan:** None

**Concurrency Considerations:** Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

**Applicable Goals, Objectives & Policies:** None

### **Staff Analysis/Findings of Fact**

The proposed plat is compatible with the Comprehensive Plan and Land Development Regulations.

## **Staff Recommendation**

**Recommendation:** Staff recommends approval of the proposed plat subject to the following Engineering and staff comments being reflected on the plat prior to Town Council consideration:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Obtaining Court Order lifting jurisdiction injunction per Settlement Agreement, prior to plat recordation and/or issuance of **any** permit.
3. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
  - a. Construct 10' unpaved equestrian trail along the eastern, southern, and northern plat limits.

## **Planning and Zoning Board**

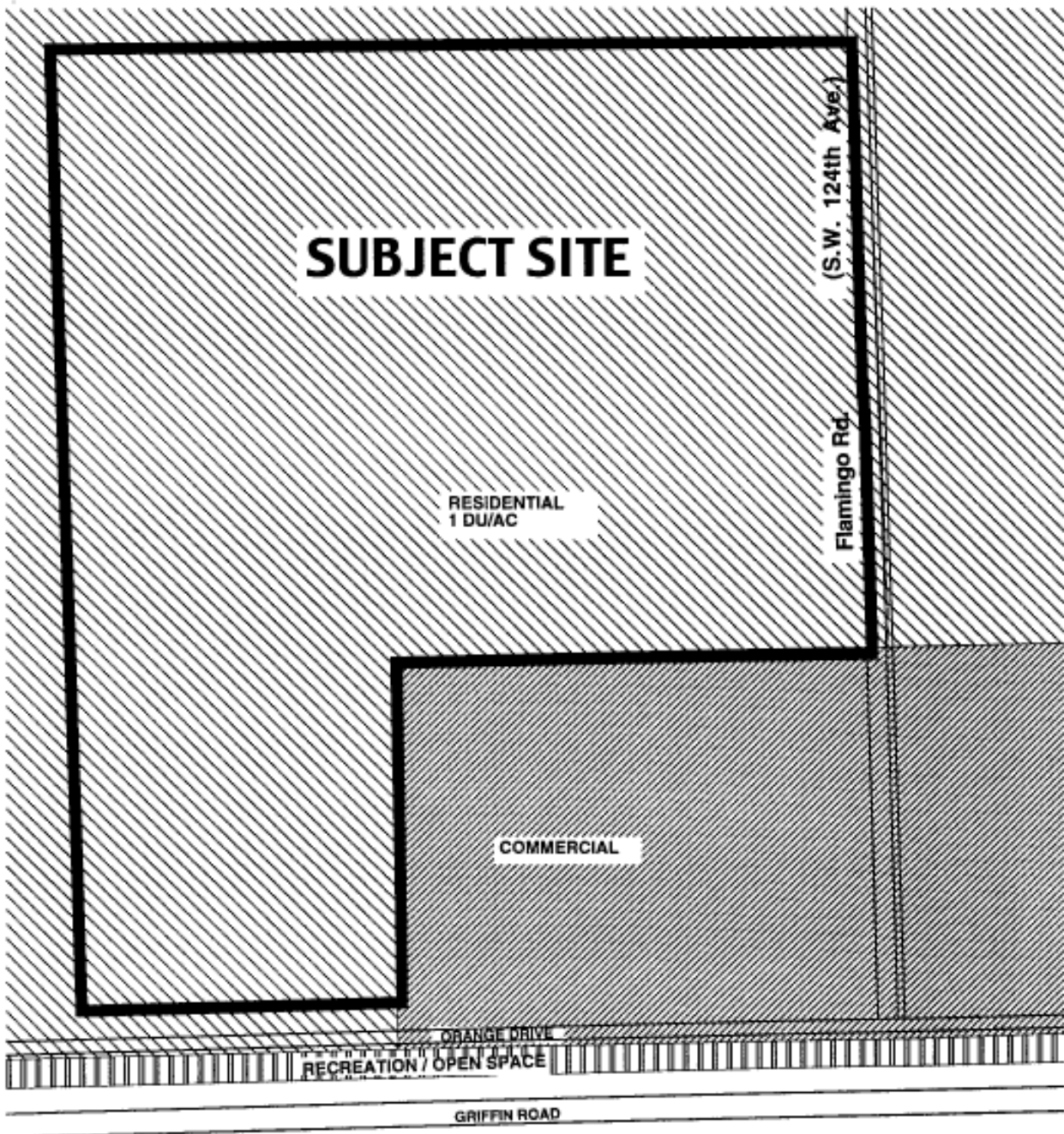
**PLANNING AND ZONING BOARD RECOMMENDATION:** On October 24, 2001 a motion was made to recommend approval subject to staff recommendations (Motion carried: 4-0, Motion By: Ms. Moore, Seconded By: Mr. Waitkus, Mr. Stahl absent).

## **Exhibits**

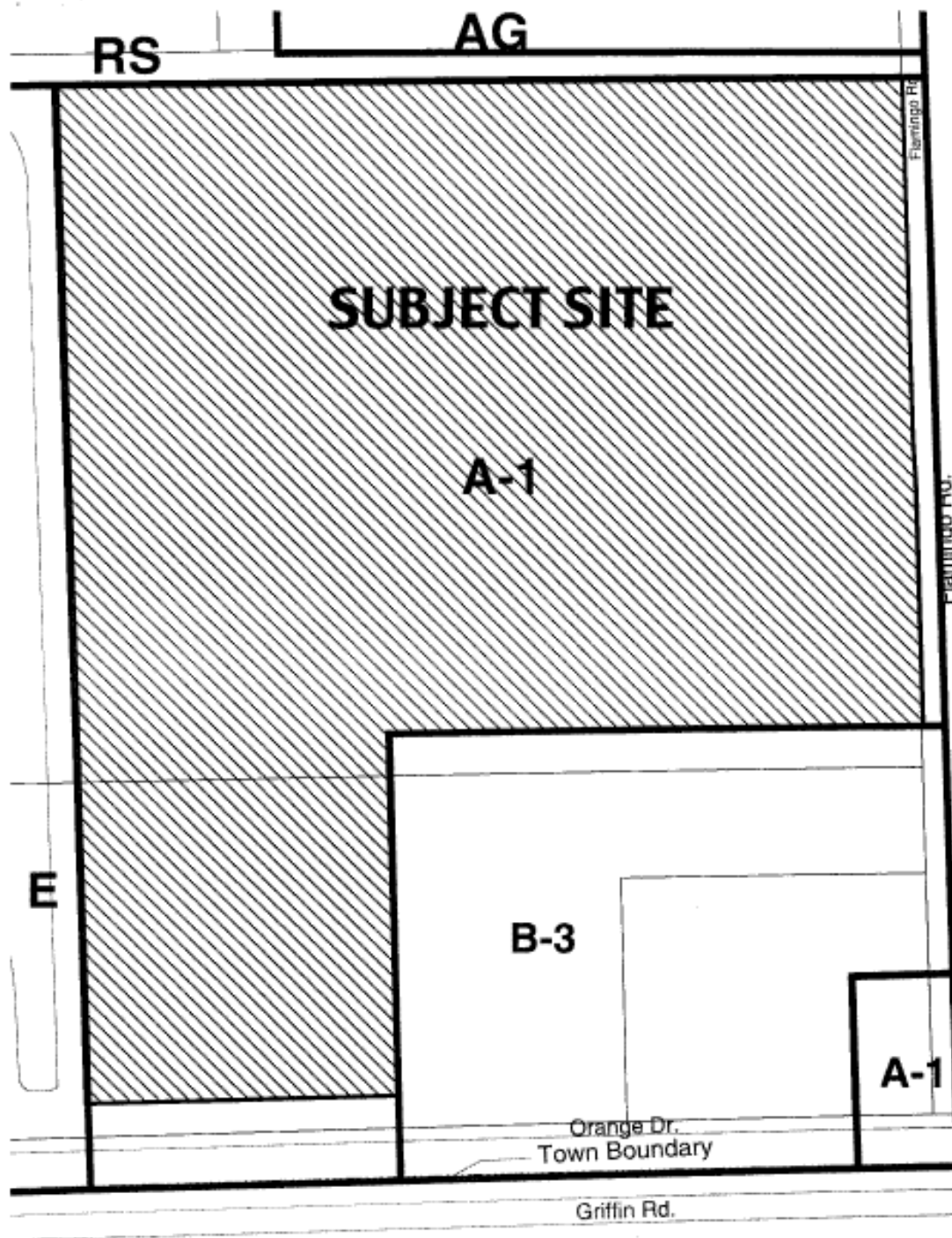
Resolution with backup, Land Use map, Subject Site map, Aerial.

Prepared By: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

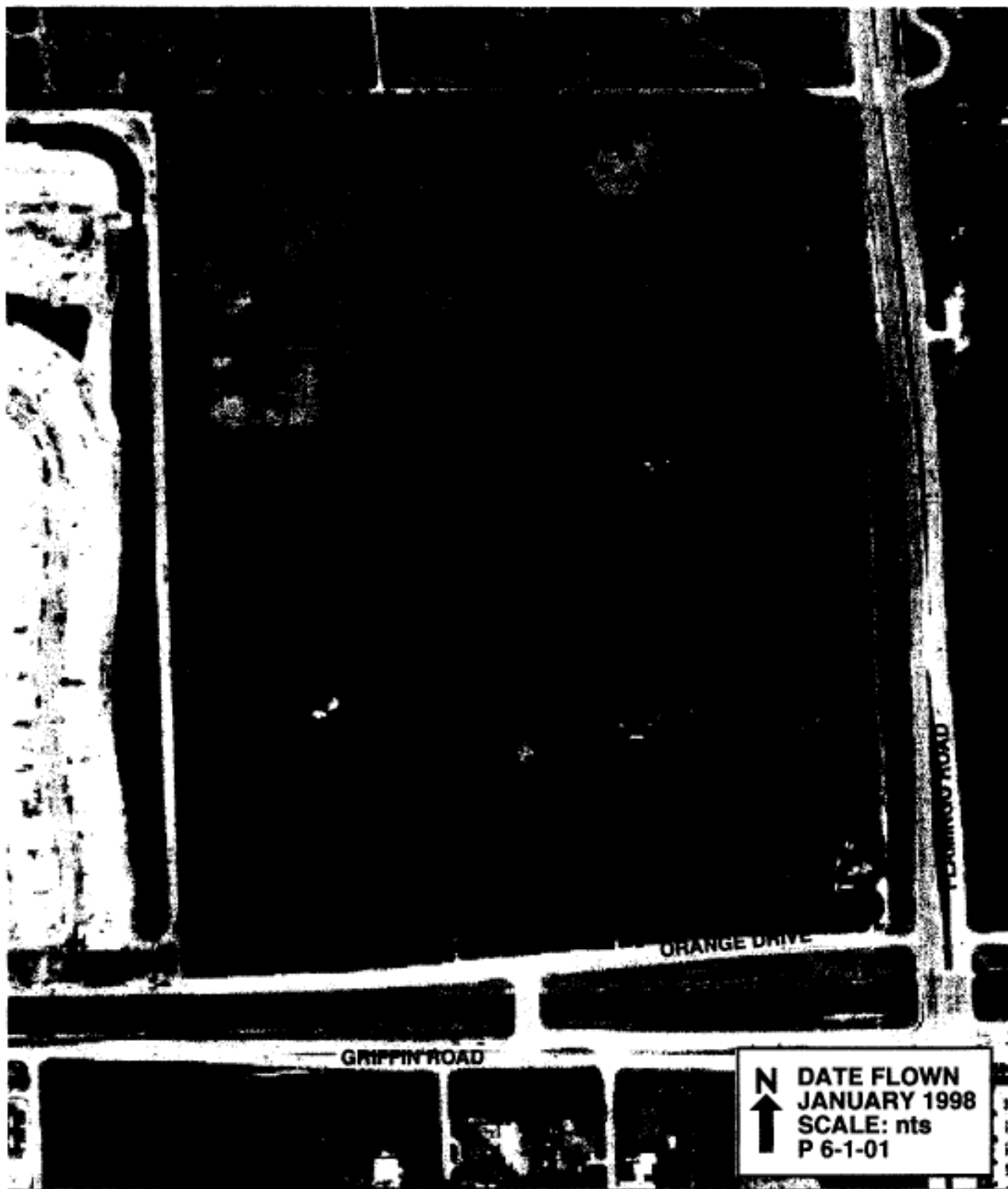


<b>PETITION NUMBER</b>		<b>N</b> <b>4</b>
P 6-1-01		
<i>Subject Site Area</i> <i>Future Land Use Plan</i>		
<b>PREPARED</b> 6/15/01		Scale: 1"=350'
<b>BY THE PLANNING &amp; ZONING DIVISION</b>		



<b>PETITION NUMBER</b>		<b>N</b>
P 6-1-01		
<i>Subject Site Area Zoning Map</i>		
<b>PREPARED</b> 6/15/01	Scale: 1"=350'	
<b>BY THE PLANNING &amp; ZONING DIVISION</b>		





ORANGE DRIVE

GRIFFIN ROAD

N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: nts  
P 6-1-01

